

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT WANDA M. McCOLLISTER, FORMERLY WANDA M. TURNER, IS THE FEE SIMPLE OWNER OF A PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1, 2, 3, 4, 5, 6, 6A, 6B, 8, 9, 10, 11 TO 1, INCLUSIVE CONTAINING A TOTAL OF 0.856 ACRE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY RAY C. POFF AND DORIS F. POFF BY DEED DATED NOVEMBER 28, 1989 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 155, PAGE 149.

THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY OF HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE AND DEDICATES TO THE CITY OF SALEM, VIRGINIA THE 10' STRIP ALONG DARNELL ROAD BOUNDED BY CORNERS 6, 6A, 6B, 8, 7 TO 6 CONTAINING 0.033 ACRE, FOR ROAD WIDENING.

THE SAID OWNER OF SAID PROPERTY, AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION ON HER OWN BEHALF AND FOR AND ON ACCOUNT OF HER SUCCESSORS AND ASSIGNS, SPECIFICALLY RELEASES THE CITY OF SALEM, VIRGINIA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, HER HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINE ON AND ALONG SUCH STREETS AS SHOWN ON THE PLAT OF LAND SUBDIVIDED (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME AS ESTABLISHED BY SAID CITY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Wanda M. McCollister 12/7/94
WANDA M. McCOLLISTER, OWNER DATE
D.B. 155, PG. 149

STATE OF VIRGINIA
COUNTY OF ROANOKE
TO WIT:

I, Margaret S. Conner, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT WANDA M. McCOLLISTER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 9TH DAY OF DECEMBER 1994.

MY COMMISSION EXPIRES
June 30, 1995

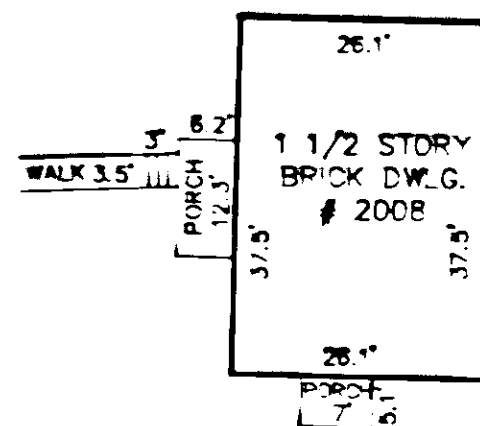
Margaret S. Conner
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:55 O'CLOCK A.M. ON THIS 13TH DAY OF JANUARY, 1995.

TESTE: CHANCE CRAWFORD
CLERK

BY: *Debra A. Taylor*
DEPUTY CLERK

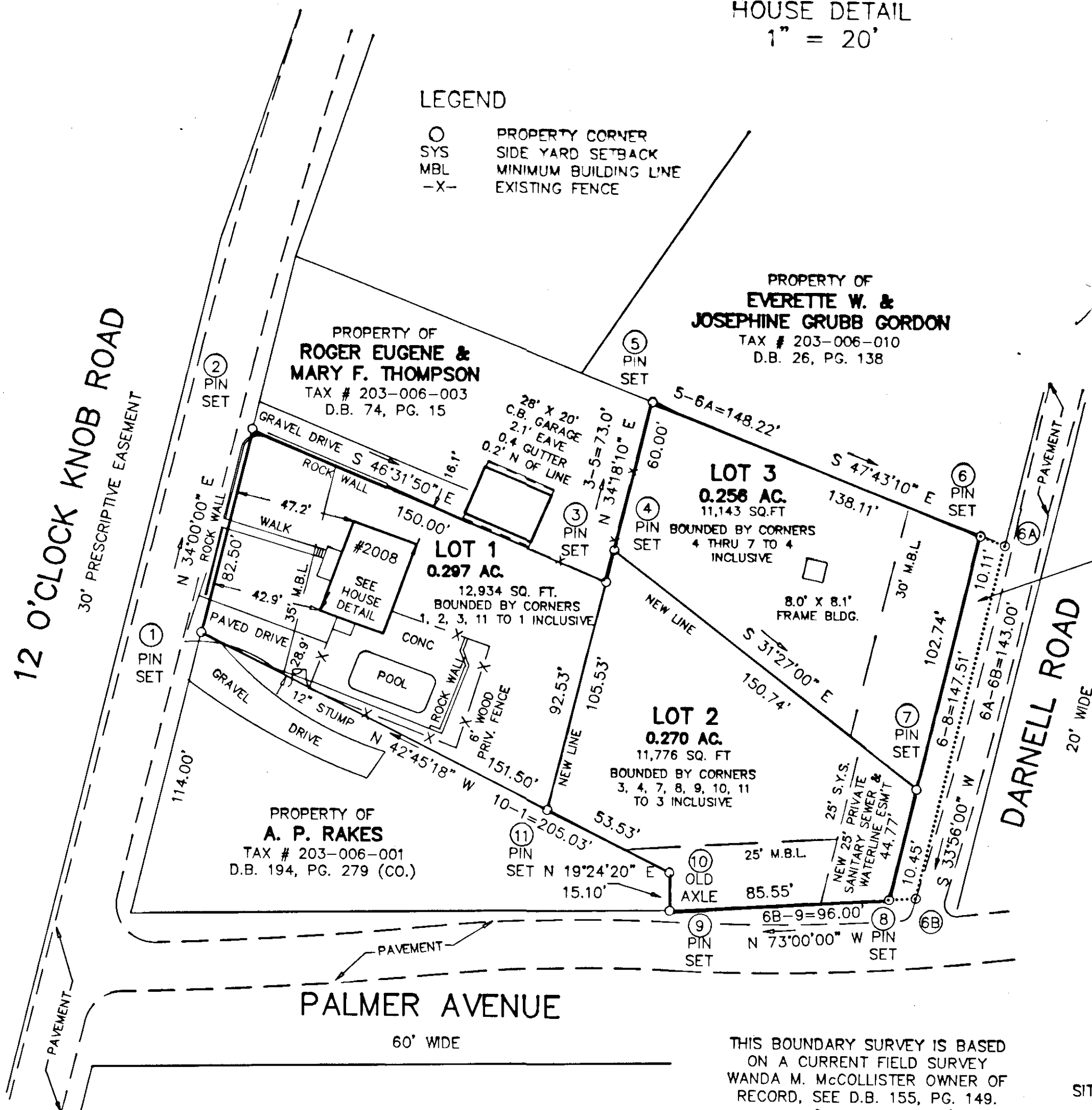
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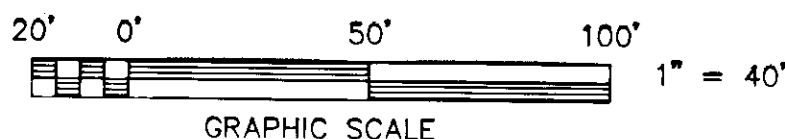
HOUSE DETAIL
1" = 20'

LEGEND

- PROPERTY CORNER
- SYS SIDE YARD SETBACK
- MBL MINIMUM BUILDING LINE
- X- EXISTING FENCE

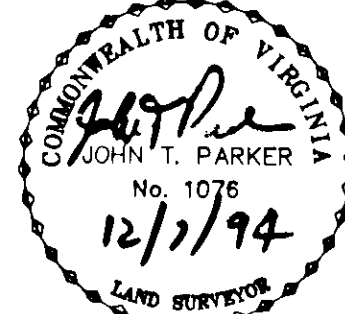


PALMER AVENUE
60' WIDE



THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY WANDA M. McCOLLISTER OWNER OF RECORD, SEE D.B. 155, PG. 149.

John T. Parker 12/7/94
JOHN T. PARKER, L.S. DATE



NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

APPROVED:

Forest H. Jones 1-12-95
EXEC. SECY., CITY OF SALEM DATE
PLANNING COMMISSION
John D. Blitt 1-12-95
CITY ENGINEER DATE
CITY OF SALEM, VIRGINIA

THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE REQUIREMENTS OF THE CITY OF SALEM SUBDIVISION AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. THE CITY OF SALEM ZONING ORDINANCE REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON.

PORTION OF DARNELL ROAD BOUNDED BY CORNERS 6, 6A, 6B, 8, 7 TO 6 INCLUSIVE CONTAINING 0.033 ACRE IS DEDICATED TO THE CITY OF SALEM, VA. FOR ROAD PURPOSES.

NEW 25' PRIVATE SANITARY SEWER AND WATERLINE EASEMENT FOR THE USE OF LOT 3.

BOUNDARY SURVEY AND SUBDIVISION FOR
WANDA M. McCOLLISTER

SHOWING THE SUBDIVISION OF A 0.856 ACRE TRACT CREATING HEREON LOT 1 (0.297 AC.), LOT 2 (0.270 AC.), LOT 3 (0.256 AC.) AND 0.033 AC. DEDICATED FOR ROAD PURPOSES SITUATE ON 12 O'CLOCK KNOB RD., PALMER AVE. & DARNELL RD. SALEM, VIRGINIA

TAX # 203-006-002
CALC: LRD
DRAWN: LRD/97
N.B. JR-131

SCALE: 1" = 40'
DATE: DECEMBER 5, 1994
W.O. 94-1416

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153

P.B. 5, PG. 89

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